

1 BILL NO. ^RP-80-07- ³³33

2 DECLARATORY RESOLUTION NO. ^R~~B~~-^{Lee}Lee

3
4 A DECLARATORY RESOLUTION designating an
5 "Urban Development Area" under I.C. 6-1.1-12.1.

6 WHEREAS, William I. Yagey filed his petition dated July 3, 1980, for
7 designation of the following described property as an "Urban Development
8 Area" in accordance with Division 6, Article II, Chapter 2 of the Municipal
9 Code of the City of Fort Wayne, Indiana of 1974 and I.C. 6-1.1-12.1, to-wit:

10 The east 3.5 feet of the north 133 feet
11 of Lot 86 and the south 23 feet of Lots
12 85 and 86 and the south 23 feet of the
13 east 34 feet of Lot 84 in Rockhill's
14 Amended Addition to the City of Fort
15 Wayne, Allen County, Indiana, together
16 with one-half (1/2) of the vacated alley
17 adjoining on the south thereof said east
18 34 feet of Lot 84, said Lot 85 and said
19 Lot 86 in Rockhill's Amended Addition to
20 the City of Fort Wayne, Allen County,
21 Indiana, and all of Lots numbered 87,
22 88 and 89 in Rockhill's Amended Addition
23 to the City of Fort Wayne, Allen County,
24 Indiana, together with one-half (1/2) of
25 the vacated alley adjoining said Lots 87,
26 88 and 89 on the south thereof; also Lots
27 95, 96, 97, 98, 99 and 100 in Rockhill's
28 Amended Addition to the City of Fort Wayne,
29 Allen County, Indiana, together with one-
30 half (1/2), of the vacated alley adjoining
31 said Lots numbered 95, 96, 97, 98, 99 and
32 100 on the north thereof in Rockhill's
Amended Addition to the City of Fort Wayne,
Allen County, Indiana.

located at and commonly known as:

800 Broadway
Fort Wayne, Indiana 46802

WHEREAS, it appears that said petition should be processed to final
determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA.

SECTION 1. That subject to the requirements of Section 2, below, the
above described property is hereby designated and declared an "Urban Develop-
ment Area" under I.C. 6-1.1-12.1.

SECTION 2. That the foregoing is subject to:

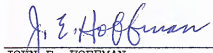
(a) An affirmative ("Do Pass") recommendation by the Fort Wayne Redevelopment Commission, after due hearing, analysis and study in accordance with the provisions of Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon passage and approval by the Mayor.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY JULY 18, 1980.


JOHN E. HOFFMAN
City Attorney

DATE: 7-22-80

Read the third time in full and on motion by 6 is that,
seconded by 6 is that, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

DATE: 11-25-80

ATTEST:

(SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the _____ day of _____, 19____, at the hour of
_____ o'clock _____ M., E.S.T.

CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this _____ day of
19 _____, at the hour of _____ o'clock _____ M., E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-80-07-33

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

NO RECOMMENDATION

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

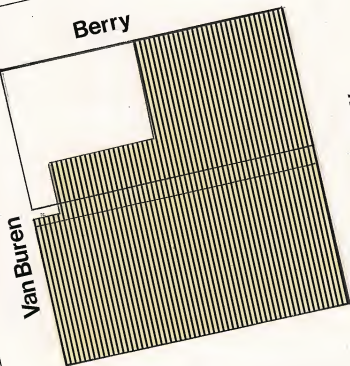


TITLE Tax Abatement

PROJECT 800 Broadway

DATE Sept. 1980

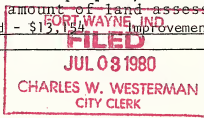
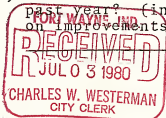
SCALE



APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
 800 Broadway
 Fort Wayne, IN 46802
7. Owner(s) St. Joseph Medical
 Building Associates, an
 Indiana Limited Partnership
- Street Boundaries (if applicable) _____
 Broadway, Wayne, Van Buren
 and Berry Streets
8. Address of Owner(s) _____
 c/o Harding, Dahm & Company, Inc.
 1400 Lincoln Bank Tower
 Fort Wayne, IN 46802
2. Legal Description of Property _____
 see Exhibit A attached
9. Telephone Number _____
 219/423-4311
10. Agent of Owner (if any) _____
 Harding, Dahm & Company, Inc.
11. Address 1400 Lincoln Bank Tower
 Fort Wayne, IN 46802
12. Telephone Number _____
 219/423-4311
13. Relationship of Agent to Owner _____
 Leasing-Management Agent
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
 None
3. Township Wayne
4. Taxing District Wayne/Ft. Wayne
5. Current Zoning District _____
 R-3 and B3B
6. Variance Grant (if any) R-3 with
 variance for parking garage and
 office building, and building set-
 back variance.
15. Current Use of Property
 (a) How is property presently used? as parking garage and medical
 office building.
 (b) What structure(s) (if any) are on the property? _____
 376 bay, 3-tier parking garage and a 39,720 sq. ft. medical office building.
 (c) What is the condition of this structure/these structures?
 new construction, never occupied.
16. Current Assessment on Land and Improvements
 (a) What is the amount of latest assessment? \$242,900.00) Land \$44,800
 (b) What is the amount of total property taxes paid the immediate) Imp. 198,100
 past year? (indicate amount of land assessment and assessment
 on improvements) Land - \$13,154) Improvements - \$2,975



17. Description of Project Development of medical office facilities in conjunction with St. Joseph's Hospital.

Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? construction began in fall of 1979

(b) When is completion expected? September, 1980

19. Cost of project (not including land cost) \$5,825,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 125

(b) What kind of work will employees be engaged in? medical, professional, parking attendants and maintenance employees.

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 125

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) no additional municipal services will be necessitated. If any such services are necessitated, they will be accomplished at developer's expense.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? N/A

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, property was formerly old, vacant houses and gravel parking lot. Highest and best use of the property is commercial as evidenced by surrounding area.

(b) Will the project improve or replace a deteriorated or obsolete structure? yes, as stated above.

(c) Will the project preserve a historically or architecturally significant structure? no

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes, providing improved medical care for the local community.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes, thru new construction, professional landscaping and improved maintenance throughout.

24. Zoning Restrictions


Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes xxxx No

25. Financing on Project

What is the status of financing connected with the project?
Financing is in place and the project construction is 90% completed--except tenant finish.

I hereby certify that the information and representations on this Application are true and complete.


Signature(s) of Owner(s)
(William I. Yagey)

June 26, 1980
Date

PREPARED BY J. PHILIP BURT
BURT, BLEE, HAWK & SUTTON
1325 LINCOLN BANK TOWER
FORT WAYNE, INDIANA 46802
Telephone: 219/426-1300

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

146

DECLARATORY RESOLUTION

WHEREAS, the Fort Wayne Redevelopment Commission has been requested, by the record owners thereof, to find, pursuant to I.C. 6-1.1-12.1-2, that the following described real estate, within the corporate limits of the City of Fort Wayne, Indiana, is an urban development area:

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88, and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana,

all of which said real estate, including the names of the record owner, the boundaries thereof and the streets and roads bordering thereon, is specifically shown on the map attached hereto and made a part hereof; and,

WHEREAS, this Commission has determined that the described real estate has become undesirable for normal development and occupancy because of the deteriorating residential properties in the area, and,

WHEREAS, the redevelopment and rehabilitation of the area described, as those terms are defined in I.C. 6-1.1-12.1-1, would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED, by the Fort Wayne Redevelopment Commission that the real estate hereinabove described should be and is hereby declared to be an "urban development area," as that term is defined and intended in I.C. 6-1.1-12.1-1 through I.C. 6-1.1-12.1-6.

BE IT FURTHER RESOLVED, that this resolution shall be submitted to

the Fort Wayne Plan Commission with the request and recommendation that it issue its written order approving the same and that said approving order be submitted forthwith to the Common Council of the City of Fort Wayne for its approval.

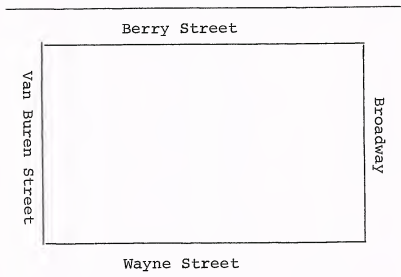
BE IT FINALLY RESOLVED, that upon receipt of the written order of approval of this resolution from the Plan Commission and the Common Council, this Commission cause notice of the adoption of this resolution and the purport thereof, to be published in the Fort Wayne Journal Gazette and the News-Sentinel, ^{Fort Wayne} ~~over~~ ^{once} each week for two (2) consecutive weeks, which notice shall name a date for public hearing on the final adoption of this resolution, which date shall be not less than ten (10) days after the last publication, and that at the conclusion of said public hearing, this Commission shall take final action hereon.

This is to certify that the above is a true and exact copy of a resolution adopted by the Fort Wayne Redevelopment Commission at its meeting dated _____, 1980.

Secretary

CITY CLERK'S OFFICE Room 122 City-County Bldg One East Main Street Fort Wayne, Indiana 46802		NO. <u>8</u> <u>7/3</u> 19 <u>80</u>
RECEIVED FROM <u>City of Fort Wayne</u>		<u>713</u> DOLLARS
Account Total \$ <u>Five</u>		
Amount Paid \$ <u>Five</u>		
Balance Due \$ <u>0</u>		
"THE FREEDOMLINE" AN AMRAP PRODUCT		

St. Joseph's Hospital



Owner: William I. Yagey, Agent
St. Joseph Medical Building Associates
an Indiana Limited Partnership

PETITION FOR DECLARATORY RESOLUTION

TO: FORT WAYNE REDEVELOPMENT COMMISSION

1. The undersigned, William I. Yagey, hereby represents to the Fort Wayne Redevelopment Commission that he is the owner of the following described real estate in Allen County, Indiana:

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

2. The undersigned Petitioner represents that said real estate has become undesirable for normal development and occupancy because of the deteriorating condition of the improvements thereon, and the actual lack of development and improvement thereof which have impaired its value and prevented the normal development thereof.

3. Petitioner hereby requests, pursuant to I.C. 6-1.1-12.1-1 through 6, that this Commission adopt a Declaratory Resolution finding that the land above described is an "urban development area," as that term is defined in the statute, and that, after following the procedures required by said statute, this Commission take final action confirming said Declaratory Resolution.

4. That the designation of the land as an "urban development area" will substantially aid and encourage the development and improvement of the area to the benefit of the City of Fort Wayne and its citizens.

WHEREFORE, Petitioner respectfully requests that the Fort Wayne
Redevelopment Commission adopt a Declaratory Resolution finding the above
described real estate to be an "urban development area" and take all further
action required by law to make said Resolution final.

ST. JOSEPH MEDICAL BUILDING ASSOCIATES
an INDIANA LIMITED PARTNERSHIP

BY: 

William I. Yagey, Agent



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

July 3, 1980

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Mr. Phil Burt (St. Joseph Medical Building Associates).

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/mbv
Enclosures

H912

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

Q-80-07-33

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating an "Urban Development Area" under I.C. 6-1.1-12.1.

EFFECT OF PASSAGE: Development of medical office facilities in conjunction with St. Joseph's Hospital. Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.

EFFECT OF NON-PASSAGE: Construction will stop thereby halting improvement of this surrounding area.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in real estate taxes on improvement on reducing percentage over ten years per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations